



# OFFICIAL GAZETTE

## GOVERNMENT OF GOA

### EXTRAORDINARY

#### GOVERNMENT OF GOA URBAN DEVELOPMENT DEPARTMENT

##### Notification

4-4-6-92-UDD (part)

Whereas, certain areas which were declared since 1976 as planning areas, have been withdrawn from the operation of the provisions of the Goa, Daman and Diu Town and Country Planning Act, 1974 (Act 21 of 1975) (hereinafter called the "said Act") in terms of Government Notification No. 4-5-2-84-UDD (Part) I dated 23-6-1993;

2. And whereas, consequent upon the withdrawal of the planning areas from the operation of the provisions of the said Act, all rules, regulations, bye-laws, notifications, orders, issued under the said Act ceases to apply to the said areas;

3. And whereas, the Government vide Notification No. 4-5-2-84-UDD (Part) 2 dated 23-6-1993, No. 4-5-2-84-UDD (Part) 4 dated 23-6-1993 have declared three planning areas namely: North Goa Planning Area, South Goa Planning Area and Vasco Planning Areas, comprising certain areas as specified in the Schedules appended to the said Notifications for the purpose of the said Act;

4. And whereas, the Government vide Notification No. 4-5-2-84-UDD (1) dated 2-9-1993, No. 4-5-2-83-UDD(2) dated 2-9-1993 and No. 4-5-2-84-UDD (3) dated 3-9-1993, in consultation with the Town and Country Planning Board constituted three Planning Development Authorities namely; North

Goa Planning Development Authorities, the South Goa Planning Development Authorities and Vasco Planning Development Authority for the said planning areas as specified above.

5. And whereas, under Clause (ii) of sub-section (2) of section 19 of the said Act, the properties, assets and liabilities, etc. of the erstwhile Planning Development Authorities are required to be determined as per Scheme to be framed after consultation with the Town and Country Planning Board and the Planning Development Authority concerned.

6. Now, therefore, in exercise of the powers conferred by clause (ii) of sub-section (2) of section 19 of the said Act, the Government of Goa, after consultation with the Town and Country Planning Board and the concerned Planning Development Authority, hereby makes the following Scheme determining the manner in which the property, as and the liabilities of the erstwhile Planning Development Authority shall be apportioned between the Government and the newly constituted such Planning Development Authority or Authorities as the case may be, namely:

1. *Short title and commencement.*—(1) This Scheme may be called the Goa Town and Country Planning (Apportionment of properties and liabilities of the erstwhile Planning Development Authorities) Scheme, 1993.

(2) It shall come into force on such date as the Government may, by notification in the Official Gazette, appoint.

## 2. Immovable properties:

I) *Office Premises:* The office premises of erstwhile Panaji PDA at Mala, Panaji admeasuring 653 sq. mts. shall be used as the office of North Goa PDA and shall therefore vest in them. If the said office premises is under any hire purchase scheme or due payment in any Scheme shall also stand transferred to the NGPDA as liabilities. The office premises of erstwhile North PDA located at Housing Board Colony, Alto Porvorim, at two different places shall be surrendered to the respective owners. The rent or any liabilities which may arise in above hired premises shall be settled by the custodian of NPDA on or before the enforcement of this scheme.

b) The office premises of erstwhile Mormugao PDA housed in the second floor of "Commerce Centre" admeasuring an area of 240 sq. mts. shall be granted in favour of the Vasco PDA. The liabilities, if any under any purchase scheme shall also vest in the VPDA, for the said office premises.

c) The present premises of the erstwhile SPDA at Margao shall be vested in the South Goa PDA. The liabilities of rent or any such liabilities which may arise shall be rested with the SGPDA. The office premises of erstwhile Ponda PDA located at Government building at Ponda shall vest in the South Goa PDA to use for Ponda sub-office of the South Goa PDA.

d) The office premises of NGPDA situated at EDC house shall vest in the Government, Town & Country Planning Department, the same shall be surrendered as soon as arrangements for shifting of staff and materials, furniture, fixtures, files etc are made by the Government. The rented liabilities shall be rested with the Government for effecting the necessary payments.

Any disputes arising out of above Scheme shall be referred to the Town & Country Planning Board.

II) *Monetary Assets & Liabilities (Funds):*— The latest monetary assets and liabilities of the erstwhile PDAs as on 17-9-93 was obtained from the custodians of the erstwhile PDAs. The statement showing the assets and liabilities is appended to this Scheme which includes the "Immovable properties" such as land, building and "Movable

assets" such as funds, Bank deposits, bank balances, liquid assets, furniture and vehicles, fixtures, shares and other minor assets. There is also a statement showing monetary liabilities of the erstwhile PDA's as on 7-9-93, which includes Government loans, security deposits, GPF/Pension contribution/payments due for land acquisition, payments of contractors of the ongoing schemes, incidental charges, office rents, interest and balance payments, salary and wages due to the staff, Advocate charges and other miscellaneous payments due.

The following guidelines shall be followed in the matter of monetary assets and liabilities.

a) Monetary assets and liabilities as contained in the final statement of erstwhile Panaji PDA and North PDA shall vest in North Goa PDA.

The North Goa PDA shall make the payment of Rs. 1,00,000/- (Rupees one lakh only to M/s. Kirloskar consultants Pune, immediately as soon as this Scheme comes into effect.

b) The monetary assets and liabilities of erstwhile Mormugao PDA shall vest in the newly constituted Vasco PDA.

c) The monetary assets and liabilities of the erstwhile southern PDA & Ponda PDA shall vest in the South Goa PDA.

d) The monetary assets and liabilities of the erstwhile NGPDA shall vest in the Government of Goa, Town and Country Planning Department.

As per the Government Order, the salaries and other allowances of the surplus PDA staff and the staff of the Town & Country Planning Department which have been treated as continuing on deputation shall continue to be paid from the funds of the respective erstwhile PDAs till it has been decided by the Government to settle the surplus staff. The newly constituted PDA shall continue the on going Schemes of the erstwhile PDAs and shall effect the necessary expenditure, though, many schemes may be located outside their physical jurisdiction.

III) *Landed properties and on going schemes:*

It is found that some of the PDAs don't have any landed properties, but various schemes have been considered and the progress is at various stages.

The following guidelines shall be observed with respect to the proposed scheme:

a) The landed properties and schemes of erstwhile Panaji PDA and North PDA shall vest in the North Goa PDA including their liabilities.

b) The landed properties and Schemes of erstwhile Southern PDA and Ponda PDA shall vest in the Southern Goa PDA including all the liabilities therein.

c) The landed properties and Schemes of erstwhile Mormugao PDA shall vest in the Vasco PDA including the liabilities therein.

d) North coastal PDA did not have any land or Scheme under execution.

The successive newly constituted PDAs shall continue with all the ongoing schemes including land acquisition initiated by the erstwhile PDAs and complete the projects as scheduled.

**IV) Vehicles:** The vehicles such as cars, jeeps, motor cycles and cycles of the respective PDAs will be used by the successive PDAs as per this Scheme. It is found that the area of three newly constituted PDAs is restricted to the Municipal boundaries and hence the works are proportionately reduced. In view of the above, the excess vehicles shall vest in Government, Town & Country Planning Department. The details are as follows:—

a) The North Goa PDA shall use all the vehicles of the erstwhile Panaji PDA and jeep of the erstwhile NPDA. The Contessa car of the erstwhile NPDA shall vest in the Government. The Trekar which is reported to be not roadworthy may be condemned.

b) The SGPDA shall keep the jeep of the erstwhile SPDA and also the Maruti Car and the jeep of erstwhile Ponda PDA and any Motor Cycle, if any. Fiat car of the erstwhile Ponda PDA and Ambassador Car of erstwhile SPDA shall vest in the Government.

c) All the vehicles of Mormugao PDA shall vest in the Vasco PDA. A motor cycle of the erstwhile NPDA may be placed at the disposal of Vasco PDA. The two jeeps which are not roadworthy may be condemned.

d) The vehicles of the erstwhile NCPDA shall vest in the Government i.e. a Maruti Car, the Commander jeep that vest in the Government Town & Country Planning Department.

**V) Staff of the erstwhile PDAs:** It is found that the staff of the erstwhile PDAs need to be absorbed

as far as possible in the newly constituted three PDAs and the remaining staff shall be considered as surplus staff.

#### VI) Furniture and other equipments:

a) The furnitures/fixtures and other equipments of erstwhile Panaji PDA and North PDA shall be used by the North Goa PDA and it shall vest in them. The excess shall vest in the Government, Town & Country Planning Department.

b) The furniture/fixtures of the erstwhile South PDA and Ponda PDA shall vest in the South Goa PDA and excess, if any, shall vest in the Government, Town & Country Planning Department.

c) All the furniture, fixtures and other equipments of erstwhile Mormugao PDA shall vest in the Vasco PDA.

d) All the furniture, fixture and other equipments of erstwhile NCPDA shall vest in the Government, Town and Country Planning Department.

#### VIII) Files, Plans, Maps etc.:

a) All the files, maps, plans, etc of Village areas which were in the jurisdiction of erstwhile PDAs but not included in the new planning areas shall vest in the Government of Goa, Town & Country Planning Department and the respective custodians shall hand over the same to the Town & Country Planning Department (Taluka level Office).

All such disputes which may arise in the implementation of this Scheme, at any stage, after this Scheme duly approved by the Government after consultation with Town & Country Planning Board, the same shall be referred to the Member Secretary of the Town & Country Planning Board who shall place the same before the Town and Country Planning Board, with his comments, for an appropriate decision of the Board and Government. The decision of the Government after consultation with the Town and Country Planning Board in the matter shall be binding on both the parties to the dispute.

By order and in the name of the Governor of Goa.

*Mrs. P. Fernandes*, Under Secretary to the Government of Goa (Revenue).

Panaji, 9th December, 1993.

SCHEME STATEMENT SHOWING ASSETS OF ERSTWHILE PDA's GOA AND THEIR ALLOCATION  
IMMOVABLE

MOVABLE

S. N.	PDA's	Description	Approximate value	Remarks	Staff	Vehicles	Liquid assets including vehicle adv. GPF/A/C. Pension A/C.		Bank Balance	Fixed Deposits	Other Assets	Remarks
							7	8				
1	2	3	4	5	6	7	8	9	10	11	12	13
1)	PPDA	a) Office premises (Panaji) 653 sq. mts. b) Land at Porvorim 11927 sq. mts. c) Mini Market Complex (Ribandar). d) Land at: 1) Corlim 1344m <sup>2</sup> . 2) Neuginagar 44880m <sup>2</sup> . 3) Caranzalem 43000m <sup>2</sup> . 4) Old Goa 13,775m <sup>2</sup> . e) Bus shed Old Goa f) Booth at ferry Jetty (Panaji).	24,69,194/- 90,00,000/- 4,15,803/- 1,20,000/- 1,01,17,171/- Value not mentioned — 52,661/- 19,437/-	All staff of PPDA & NPDA	Fiat-1 (PPDA) M-Gypsy-1 (PPDA) Jeep-1 (PPDA) Jeep-1 (NPDA) M-Cycle-1 (PPDA) Trekar to be condemned	3,62,880/-						
		Sub Total - A	2,21,94,331/-				3,62,880/-		11,705/-	63,28,185/-		
2)	NPDA	a) Children's Park (Porvorim) b) Children's Park (Mapuca) c) Bus shed (Tivim) d) Land under access 103000m <sup>2</sup> Tivim-Madel										
		Sub-Total B	—				—		2,46,503/-	18,39,755/-		
		Total A+B	2,21,94,331/-				3,62,880		2,58,208/-	81,67,940/-		
3)	NCPDA	Fiat of Ponda 1 Ambassador SPDA 1 Commander jeep 1 NCPDA Contessa 1 NPDA Maruti 1 NCPDA		Liability of Govt. of Goa		Fiat of Ponda 1 Ambassador SPDA 1 Commander jeep NCPDA 1 Contessa-1 NPDA Maruti-1 NCPDA						
		Sub Total C	—				—		1,86,806/-	18,000/-	8,600/-	

## NORTH GOA PLANNING &amp; DEVELOPMENT AUTHORITY

4)	Ponda a) Passenger's shelter PDA (Tisk)	21,000/-	All the staff of PPDA & SPDA	Jeep of SPDA 1 Maruti of PPDA 1 Jeep of PPDA 1			
	b) Passenger's shelter St. Ann's Church (Ponda)	29,000/-					
	c) Garden (Silvanagar)	1,45,000/-					
	d) Footpath & gutters	2,07,000/-					
	e) Pipe railing at Curti & Tisk	45,365/-					
	f) Topping of footpath with chequered tiles	3,24,500/-					
	g) Market complex at Usgao	36,77,296/-					
	h) Cost of Bridge & approach road	15,33,656/-					
	i) Retaining wall	86,000/-					
	j) Land acquired for link road	42,654/-					
	k) Platform for Lord Ganesh	16,000/-					
	l) Staircase, Kadamba Bus stop	62,000/-					
	Sub Total D	61,89,471/-				2,66,782/-	32,712/- 9,88,701/-
5)	SPDA a) Land for market complex at Colva junction, 44,000 sq. mts.	38,37,173/-					
	Sub Total E	38,37,173/-				3,84,090/-	6,60,950/- —
	Total D+E	1,00,26,644/-		Nil		6,50,872/-	6,93,662/- 9,88,701/-
6)	MPDA a) Office premises 240m <sup>2</sup>	7,41,360/-	All the staff of MPDA	Ambassador Car 1			
	b) Land under IDSMT (Bambolim) 68000 sq. mts.	35,00,000/-		Armada jeep 1 (to be purchased)			
	c) Land at Sada 2440 sq. mts.	Value not mentioned		M-Cycle of 1 NPDPA (Two veh. condemned)			
	Sub Total F	42,41,360/-				3,14,878/-	11,62,547/-
	Grand Total A to F	3,64,62,335/-	—	—	—	3,62,880/-	14,10,764/- 1,00,42,149/- 9,97,301/-

STATEMENT SHOWING ASSETS OF ERSTWHILE  
PDA'S GOA AS ON 17-9-93

## IMMOVABLE

## MOVABLE

S. No.	PDA'S	Description	Approximate Remarks	Furniture	Vehicles	Liquid Assets	Fixtures	Bank Balance As On 17/9/93	Fixed Deposits	Other	Remarks	
1	2	3	4	5	6	7	8	9	10	11	12	13
1)	PPDA	a) Office premises (Panaji) 653 sq. mts.	24,69,194/-	See Appendix A	Fiat-(1)	3,62,880/-	See Appendix B	Bank Maruti	Amount 1,876/-	Bank GSCB	Amount 25,000/-	
		b) Land (Porvorim) 11927 sq. mts.	90,00,000/-		gypsy (1)			PNB Canara	92/-	V. B.	25,000/-	
		c) Mini Market complex (Ribandar).	4,15,808/-		Mahindra jeep (1)			Bank Indian	9,737/-	V. B.	41,589/-	
		d) Land at	1,20,000/-		Treker (1)			Bank		I. B.	2,00,000/-	
		1) Corlim-1344 m2			TVS (1)					I. B.	12,38,050/-	
		2) Neuginagar 44800 m2	1,01,17,171/-		Cycle (1)					C. B.	6,34,061/-	
		3) Caranzalem 43000 m2	—	No value mentioned						O. B. C.	5,59,557/-	
		4) Old Goa 13,775 m2	—							O. B. C.	5,59,557/-	
		e) bus shed (Old Goa)	52,661/-							B. O. B.	30,00,000/-	
		f) booth at ferry jetty (Panaji)	19,497/-							V. C. B.	45,370/-	
		Sub-Total	2,21,94,331/-	—	06	3,62,880/-	Rs.	11,705/-			63,28,185/-	
2)	NPDA	a) Children's Park (Porvorim)	See Appendix A	Contessa Classic Car (1)	Not submitted	See Appendix B	Bank Karnataka	Amount 34,701/-	Bank Cor. Bank	Amount 5,39,755/-		
		b) Children's Park (Mapuca)		Mahindra jeep (1)			O. B.	4,803/-	Pilerne			
		c) Bus Shed (Tivim)		Hero Honda			Co. B.	57,630/-		5,00,000/-		
		d) Land at Tivim-Madel (IDSM) 1,03,00 sq. mts.		Motor-cycle (1)			M. U. C. B.	22,925/-		5,00,000/-		
		Sub Total	—	—	03		Central Bank	1,26,443/-	Cor. Bank	2,00,000/-		
									Panaji			
									Karnataka	1,00,000/-		
									Bank			
3)	NCPDA	—	See Appendix A	Maruti Car (1)	Nil	See Appendix B	Bank State of India	Amount 1,84,073/-	18,000/- (TDM)	*8,600/-	*Rs. 8,600/- shares with Goa State Coop. Bank	
				Mahindra Jeep (1)			Cash in hand	2,733/-				
		Sub Total	—	—	02	—				18,000/-	8,600/-	

4)	Ponda	a) Passengers shelter (Tisk)	21,000/-	Maru- ti (1)	Not Submitted	See Ap- pendix B	Bank G. S. C. Bank S. B. I.	Amount 2,66,463/- 319/-	32,712/-	9,88,701/-	*1) Soppo collection amount 20,319/- 2) Amt. due from sale of shops & Kiosks Rs. 3,60,500/- 3) outstand- ing dues from SPDA Rs. 6,07,500/- 4) Recove- ries from ex. Acct. Rs. 382/-
		b) Passengers shelter St. Anne's Church (Ponda)	29,000/-	Mahindra Jeep (1)							
		c) Garden (Silvanagar)	1,45,000/-	Premier Padmini (1)							
		d) footpath & gutters	2,07,000/-								
		e) pipe railing at Curti and Tisk	45,365/-								
		f) Topping of foot path with chequered tiles	3,24,500/-								
		*g) Market complex at Usgao	36,77,296/-	*g) shop 8,66,687/-							
		h) Cost of Bridge & approach road	15,33,656/-	Fish Market 3,93,277/-							
		i) Retaining wall	86,000/-	Kiosks & multi purpose hall							
		j) Land acquired for link road	42,654/-								
		k) Staircase Kadamba bus stop	62,000/-	24,17,332/-							
		Sub Total	61,89,471/-	—	03			2,66,782/-	32,712/-	9,88,701/-	
5)	SPDA	a) Land for market complex at Colva junction 44000 sq. m.	38,37,173/-	Ambassa- dor (1) Mahindra Jeep (1)	Not Submitted	See Ap- pendix B	Bank PNB SBI SBI SBI SBI GSCB GSCB GPF	Amount 14,268/- 46,804/- 84,364/- 6,361/- 78,641/- 30,491/- 55,911/- 67,250/-	Bank SBI Co. B OBC	Amount 2,147/- 1,07,300/- 5,51,233/-	
		Sub Total	38,37,173/-	—	02			3,84,090/-	6,60,950/-		
6)	MPDA	a) Office premises 240 m <sup>2</sup>	7,41,360/-	Ambassa- dor (1) Mahindra Jeep (1)	Not Submitted	See Ap- pendix B	Bank SBI SBI BOM SBI Cash	Amount 1,98,555/- 48,400/- 618/- 66,305/- 1,000/-	Bank NBI SBI GSCB	Amount 11,400/- 9,00,312/- 2,50,835/-	
		b) Land under IDSM Banboli 63000 sq. m.									
		c) Land at Sada 2440 sq. mts.	35,00,000/-	Value not men- tioned							
		Sub Total	42,41,360/-	—	02			3,14,878/-	11,62,547/-	—	—
		GRAND TOTAL	3,64,62,335/-	—	18	3,62,880/-		14,10,764/-	1,00,42,149/-	9,97,301/-	

COMPERATIVE STATEMENT SHOWING LIABILITIES  
OF ERSTWHILE PDA'S — GOA AS ON 17-3-1993

S. N.	PDA'S	Staff by Category	Govt. Loans	Security Deposits	Payments of Cont. of GPF/Pension/Leave to PDA/ Dep. Staff	Land Acquisition	Payment's to Contractors due & on going schemes	Salary/ wages Payable to staff Sept. 93	Incidental charges Telephones/ Water/ Electricity etc.	Office Rent	Interest Due to Balance Payment	Advocate Fees	Other Payments Due	Remarks
1)	Panjim PDA	A- B- C-15 D-4	94,20,483/-	27,920/-	3,42,937/-	—	—	68,000/-	24,800/-	nill	22,27,100-	25,000/-	*62,427/-	*) Consultancy fee 2) Electricity bills of Porvorim plots 3) Misc. charges 3211,9216, 50,000
2)	Northern PDA	A- B- C-8 D-2	—	Included in Col. 7	70,000/-	20,00,000/- (IDSMT)	2,24,007/-	53,500/-	13,000/-	31,625	—	15,000/-	1,00,000	
3)	NCPDA	A- B- C-6 D-2	Nil	Nil	Nil	Nil	Nil	24,143/-	Nil	—	92/-	—	*4,961 9,350 1,00,000 4,129 1,18,440	Misc charges Hon. & sitting charges of Mem Kirloskar Insurance to Jeep
4)	Ponda PDA	A- B- C-11 D-2	32,00,000/-	1,09,497/-	14,449/-	21,29,700/-	6,82,923/-	43,697/-	—	—	4,88,227/-	5,000	*20,100	*Arch. fee Rs. 16,00 2. Retainship 350 3. Adv. 60
5)	SPDA	A- B- C-16 D-2	33,71,000/-	1,16,303/-	*4,15,112/-	—	3,42,000/-	Not Supplied	—	Not Supplied	6,25,860	—	1,00,000 *2	*1 GPF Co 2,90,112 pension fund pension & leave 25,000/- *2 Kirloskar Consultant
6)	MPDA	A- B- C-11 D-2	35,00,000/-	—	81,800/-	—	—	66,000/-	1,402/-	—	4,81,250	—	—	
<b>GRAND TOTAL</b>			1,94,91,483/-	2,53,720/-	9,24,298/-	41,29,700/-	12,48,930	255340/-	39,202/-	31625	38,22,529	45,000	4,00,967	

## APPENDIX A

## FURNITURE/OFFICE EQUIPMENTS OF ERSTWHILE PDAS AS ON 17-9-1993

PDA	Executive Tables	Tables General	Cupboard	Racks	Filing Cabinet	Chairs General	Chairs Executive	Chairs Visitors	Typewriter Manual	Electronic Typewriter	Benches	Stools	Drawing Boards	Sofas	Teppoy	Folding Chairs	Xerox Machine	Ammonia Printing Machine	Gas & Stove Cylinder	Water Filter	Any Other
1 PPDA	3	32	19	27	—	107	3	17	5	1	2	13	4	3	2	25	—	—	—	—	5 sets 3 Seater mould 1 wooden stand
2 NPDA	1	17	4	16	1	22	3	14	2	1	—	1	—	—	—	—	—	—	—	—	One display board one table cloth one table glass
3 NC PDA	2	9	2	12	—	10	4	10	1	—	—	—	—	—	—	—	—	—	—	—	—
4 Ponda PDA	NOT SUBMITTED																				
5 SPDA	—	12	22	15	1	54	5	6	4	1	—	4	1	2	2	—	1	1	1	2	1 Tender box 1 suggestion box 1 wooden foot rest 3 display boards 1 cash box 3 tenure boards
6 MPDA	DETAILS NOT GIVEN																				

S. No.	PDAs	Telephone	Transformer	Laminating Machine	Inter Chargeable Charting Board	Dry white Board	Camera	Plywood	Airconditioned	Clock	Cyclosterry machine	Calculators	Drafting machine	Casset player	Fans	Water Tank	Verticle blinds	Dimmer wall fitting	Tube lights	Bells	Refrigerator	Any other
1.	PPDA	14	1	1	2	6	1	1	5	3	1	16	1	1	37	2	5	1	—	—	1	1 telephone instrument
2.	MPDA	3	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	1 hydrolic door closer
3.	NCPDA	5	inter- com set	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
4.	PONDA	5	PDA	DETAILS NOT GIVEN	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
5.	SPDA	5	inter- com	—	—	—	—	—	—	2	2	—	—	—	—	17	—	5	—	540m <sup>2</sup>	8	2
6.	MPDA DETAILS NOT SUBMITTED																					